

CITY OF MONROE
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COMMUNITY DEVELOPMENT



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May 19, 2015

City of Monroe
806 West Main Street
Monroe, Washington 98272

Re: **Sky View Ridge** ~ Project Narrative

To whom it may concern

All of the information within this narrative will also be found on the preliminary plat map Sheet 1 of 1 and other reports or maps in the application presented to the city for review and approval.

The current owners of this property are Chain Lake Estates, LLC, the Malone's, the Anderson's and Shooting Star Farm, LLC. On behalf of our client Chain Lake Estates, LLC, who is located at P.O. Box 2289, Snohomish, Washington 98291. The primary contact there is Mr. Rick Hanson who may be reached at (425) 328-5202 we would like to submit the following project narrative.

The project consists of the following tax parcel numbers 28063600100500, 28063600101000 and 28063600100200.

The site addresses for the existing parcels are 13207 & 13221 191st Avenue S.E. Monroe, Washington 98272.

This property within this application contains 498,703 square feet or 11.45 acres

The current zoning of the property is R-4 and the comprehensive plan designation is R 2-5.

A portion of the project is in the Airport overlay zoning district as well as the Monroe north area community plan.

This property is outside of any floodway area, flood hazard area or any landslide hazard area. Other than a small wetland on site we found no other evidence of critical areas within this application's boundary.

Sky View Ridge Divisions 1 through 3 is being proposed as a 42-lot subdivision using the City Of Monroe's PRD codes. The project may be developed in up to three phases. At this time the project phases are Phase I ~ 22 Lots, Phase II ~ 11 Lots and Phase III ~ 9 Lots. For a total of 42 Lots

The proposed project phase lines are shown on the attached maps.

We are proposing to record the entire project boundary while we record phase I, to include all tracts. The other phases will be shown as future development tracts with all the open space tracts previously recorded. Any equipment\play area in the open space tracts that will be required with this subdivision will be bonded and installed as additional phases are recorded.

The internal project roads will be constructed to the City of Monroe's Standards. The project is a continuation of the road network from the proposed plat of Eaglemont. The road network will continue east until its intersection with 191st Avenue S.E. Please see the proposed engineering design by OMEGA Engineering attached with this application.

A timber harvest together with land clearing is proposed with this application.

There is a category 3 wetland located in the Middle portion of the project. This wetland will not be disturbed with this application. We are proposing buffer averaging for this wetland and it is proposed to be in a native growth protection tract to be protected in perpetuity.

Using the City of Monroe's Density calculations for project it is calculated as follows

$498,703 \times 0.80 = 398,962 / 10,890 = 36.636$ units

$36.636 \text{ units} \times 0.30 = 10.991$ bonus units. $36.636 \text{ units} + 10.991 \text{ bonus units} = 47.627$ units rounded up to 48 units. We are proposing 42 units in this application.

There is a mixture of lot sizes ranging from 4,543 square feet to 9,036 square feet in this application. A Lot range table is shown on sheet 1 of 1 of the preliminary plat map.

We are also proposing a concurrent boundary line adjustment with this application and it is attached for your review and approval.

Thank you in advance for reviewing this project with us and we look forward to working with you to complete this application and project. If you have any questions or comments concerning this application or project feel free to contact me at (425) 258-4438 office, or (425) 231-5050 cell. My email is ry@orcalsi.com

Sincerely,



Ry L McDuffy

Land Resolutions 2014-109